

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN m. FULOP, MAYOR  
ALBERT E. CAMERON  
ACTING DEPARTMENT DIRECTOR

July 24, 2013

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 30, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 23, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence: Request for release of funds held in the Attorney Trust Account for Case # P08-103.1 - 467 Palisade Avenue. **Approved for release.**

**6. Old Business:**

Case: P12-015 Administrative Amendment  
Applicant: Grand LHN III Urban Renewal, LLC  
Attorney: Charles Harrington, III, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: 237 Grand Street & 1 Canal Street  
Block: 15901 Lot 1, 2, 3  
Zone: Liberty Harbor North  
Description: Minor building & site plan alterations to adhere to new flood elevations resulting in first Floor façade changes  
**Decision: Approved.**

**7. New Business:**

8. Case: P13-035 Preliminary & Final Major Subdivision/Deviations  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Park Ave. ( Jersey Ave to River ST)  
Dorset St. ( Park Ave. to Avenue G) plus interim roads to reach and include Liberty View Drive  
Block: 15810 Lot: 1  
15801: 9.01  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Subdivision from 4 lots into 7. They include the creation of new permanently improved streets and a new park. Interim street improvements for portions of the remaining subdivided property are also proposed.

**Carry to August 6, 2013 regular meeting.**

9. Case: P13-037 Preliminary & Final Major Site Plan w/Deviations  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: 140 Park Avenue  
Block: 15809 Lot: 1  
Existing 15810 Lot: 1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: New High-rise residential building to include 394 DU, 32,100 sq. of Civic Space, 44,762 sf. retail, a new park and linear walkway.  
Deviation: Change the Direction of Dorset Street, revise tree species, parking provided via interim parking during Phase I

**Carry to August 6, 2013 regular meeting**

10. Case: P13-036 Preliminary & Final Site Plan w/Deviations (Interim Use)  
Applicant: Park Avenue Landing, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Park Avenue(between Dorset & River Street)  
Block: 15804 Lot: P/O lot 2,P/O lot 3, 4-7  
Zone: Liberty Harbor North Redevelopment Plan  
Description: 133 Surface Parking spaces immediately adjacent to the building and in a new lot to be located across Dorset Street from the building  
Deviation: Interim use extension from 3 to 10 years  
**Carry to August 6, 2013 regular meeting**
11. Case: P12-091.1 Amended Final Site Plan w/Deviations  
Applicant: Liberty Harbor Holding, LLC  
Attorney: Eugene T. Paolino, Esq.  
Planner: Maryann Bucci-Carter, PP, AICP  
Address: Liberty View Drive  
Block: 15810 Lot:1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Existing interim parking lot alteration and reduction to 423 spaces. The lot serves hospital employees. Some landscaping changes are also proposed.  
Deviation: Interim use extension from 3 to 10 years  
**Carry to August 6, 2013 regular meeting**
12. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan. Summary: the proposed amendment will limit potential expansion of Zone 11.  
**Approved and recommended to City Council for Adoption.**
13. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan #P07-157 submitted by 110 first Street Urban Renewal Associates, LLC ( 110 First Street).
  2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Preliminary & Final Site Plan # P12-015 submitted by Grand LHN III Urban Renewal, LLC (237 Grand Street & I Canal Street).
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P13-046 submitted by NY SMSA Ltd Partnership D/B/A Verizon wireless (2 Christopher Columbus Drive aka 2 Exchange Place).
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD